

058.0

0002

0011.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

610,100 / 610,100

USE VALUE:

610,100 / 610,100

ASSESSED:

610,100 / 610,100


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
11		SUNSET RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: MATEOS DAVID MORENO	
Owner 2: MUSTAFA MARIA PAZ	
Owner 3:	

Street 1: 11 SUNSET RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: BUESKING LISA M & -

Owner 2: CAWLEY DAVID N -

Street 1: 11 SUNSET RD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 4,955 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1949, having primarily Aluminum Exterior and 1344 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4955		Sq. Ft.	Site		0	70.	1.15	6									398,055						398,100	

IN PROCESS APPRAISAL SUMMARY										Legal Description		User Acct									
Use Code										Land Size		Building Value		Yard Items		Land Value		Total Value			
101										4955.000		211,500		500		398,100		610,100			
Total Card										0.114		211,500		500		398,100		610,100			
Total Parcel										0.114		211,500		500		398,100		610,100			

Source: Market Adj Cost										Total Value per SQ unit /Card:		453.94		/Parcel: 453.9							
Entered Lot Size																					
Total Land:																					

Land Unit Type:																					
09/15/18																					

!4951!

PRINT

Date Time

12/10/20 19:54:42

LAST REV

Date Time

10/05/20 11:05:08

mmcmakin

4951

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BUESKING LISA M	75031-520	1	7/2/2020		710,000	No	No		
WILSON JOYCE A,	59564-208		7/20/2012		426,550	No	No		
WILSON JOHN A &	36553-555		9/30/2002	Family		1	No	No	
	8441-129		1/1/1901	Family		No	No	N	

BUILDING PERMITS

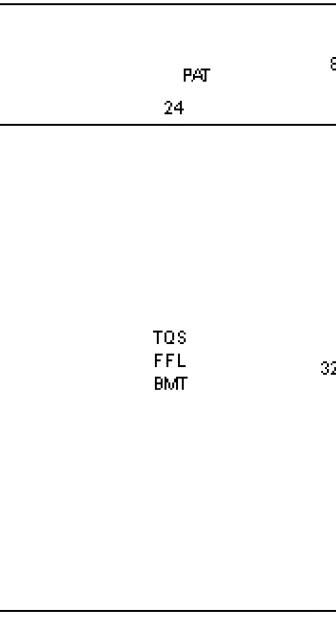
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/10/2013	1516	Manual	10,250	C				
1/9/2012	17	Redo Kit	6,700					

ACTIVITY INFORMATION

Date	Result	By	Name
10/5/2020	SQ Returned	MM	Mary M
9/9/2020	SQ Mailed	JO	Jenny O
9/15/2018	MEAS INT REF	HS	Hanne S
1/28/2014	Info Fm Prmt	EMK	Ellen K
5/7/2012	Info Fm Prmt	MM	Mary M
11/18/2008	Meas/Inspect	336	PATRIOT
1/6/2000	Mailer Sent		
1/6/2000	Meas/Inspect	277	PATRIOT
7/28/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA

____/____/____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																																																																																											
Type: 5	- Cape			Full Bath: 1	Rating: Average			OF=BMT SINK.																																																																																															
Sty Ht: 1T	- 1 & 3/4 Sty			A Bath:	Rating:																																																																																																		
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																																																																																																		
Foundation: 1 - Concrete				A 3QBth:	Rating:																																																																																																		
Frame: 1 - Wood				1/2 Bath:	Rating:																																																																																																		
Prime Wall: 3 - Aluminum				A HBth:	Rating:																																																																																																		
Sec Wall:				OthrFix: 1	Rating: Fair																																																																																																		
Roof Struct: 1 - Gable				OTHER FEATURES				1st Res Grid Desc: Line 1 # Units: 1																																																																																															
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good			Level FY LR DR D K FR RR BR FB HB L O																																																																																															
Color: GRAY				A Kits:	Rating:			Other																																																																																															
View / Desir:				Fpl:	Rating:			Upper																																																																																															
GENERAL INFORMATION				WSFlue:	Rating:			Lvl 2																																																																																															
Grade: C - Average				CONDOS INFORMATION				Lvl 1																																																																																															
Year Blt: 1949		Eff Yr Blt:		Location:				Lower																																																																																															
Alt LUC:		Alt %:		Total Units:				Totals				RMs: 6	BRs: 4	Baths: 1	HB																																																																																								
Jurisdct: G13		Fact: .		Floor:																																																																																																			
Const Mod:				% Own:																																																																																																			
Lump Sum Adj:				Name:																																																																																																			
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN																																																																																											
Avg Ht/FL: STD				Phys Cond: AG - Avg-Good	26. %			Exterior:	No Unit			RMS	BRS	FL																																																																																									
Prim Int Wall: 2 - Plaster				Functional:				Interior:	1			6	4	M																																																																																									
Sec Int Wall:				Economic:				Additions:																																																																																															
Partition: T - Typical				Special:				Kitchen:																																																																																															
Prim Floors: 3 - Hardwood				Override:				Baths:																																																																																															
Sec Floors: 4 - Carpet				Total:	26.4 %			Plumbing:																																																																																															
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				Electric:																																																																																															
Subfloor:				Basic \$ / SQ: 105.00				Heating:																																																																																															
Bsmnt Gar:				Size Adj.: 1.35000002				General:																																																																																															
Electric: 3 - Typical				Const Adj.: 0.99841499				COMPARABLE SALES																																																																																															
Insulation: 2 - Typical				Adj \$ / SQ: 141.525				Rate				Parcel ID	Typ	Date	Sale Price																																																																																								
Int vs Ext: S				Other Features: 63800																																																																																																			
Heat Fuel: 2 - Gas				Grade Factor: 1.00																																																																																																			
Heat Type: 1 - Forced H/Air				NBHD Inf: 1.00000000																																																																																																			
# Heat Sys: 1				NBHD Mod:																																																																																																			
% Heated: 100				LUC Factor: 1.00																																																																																																			
Solar HW: NO	Central Vac: NO			Adj Total: 287423																																																																																																			
% Com Wall	% Sprinkled:			Depreciation: 75880																																																																																																			
MOBILE HOME				Depreciated Total: 211543																																																																																																			
Make:								WtAv\$/SQ:	AvRate:			Ind.Val																																																																																											
Model:																																																																																																							
Serial #:																																																																																																							
Year:																																																																																																							
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SPEC FEATURES/YARD ITEMS																																																																																																							
PARCEL ID 058.0-0002-0011.0																																																																																																							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																																																																																						
A2	WOOD SHD	D	Y	18X8	A	AV	2010		9.13	T	7.2	101			500		500																																																																																						
More: N				Total Yard Items: 500				Total Special Features:								Total: 500																																																																																							
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